

Development Services Weekly Application Update
January 30, 2026

The projects contained in this report are included in the interactive map found on the City of Sarasota website. This interactive map allows you to search for development applications currently in the City's review process. All the details contained in this report are not included in the map.

[Link to map](#)

**New projects are highlighted in red and updates to existing projects are in red font.*

Proposed Attainable Units:

Project Name, Number and Density Bonus Program Being Used:	Number of Proposed Attainable Units:	Number of Market Rate Units	Total Number of Proposed Units:
24-SP-11, 24-RE-02, 24-SUB-02 (Habitat for Humanity) – 351 North Rhodes Avenue No bonuses, base density of Mixed Use 1 (via Rezone).	17 Attainable Units 80% of AMI or less adjusted for household size.	0 Market Rate Units	17 Total Units
24-ASP-10 (711 & 717 N. Orange Ave) – 711 & 717 N. Orange Avenue and 1591 7th Street Affordable Housing Program not specified.	2 Attainable Units Range not specified at this time.	17 Market Rate Units	19 Total Units
25-ASP-01, 25-ADS-01 (The Highline) – 32 N. Opsrey Avenue Utilizing Downtown attainable housing density bonus per Sec. VI-912(c)(4)(a).	16 Attainable Units 6 units at 80% of AMI or less. 5 units at 80-100% of AMI No more than 5 units at 100-120% of AMI.	126 Market Rate Units	142 Total Units
25-ASP-03, 25-ADP-03, 25-ENC-01 (Saravella) – 430 N. Tamiami Trail Utilizing Downtown attainable housing density bonus per Sec. VI-912(c)(4)(a).	40 Attainable Units Only 28 Units are required for the Bonus Density 10 Units at 80% of AMI or less. 10 Units at 80-100% of AMI 20 Units at 100-120% of AMI	242 Market Rate Units	282 Total Units

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25-ASP-05, 25-ADS-04 (Ringling Boulevard Development) – 2101 Ringling Boulevard Utilizing Downtown attainable housing density bonus per Sec. VI-912(c)(4)(a).	2 Attainable Units 1 Unit at 80% of AMI or less. 1 Unit at 80-100% of AMI or less.	20 Market Rate Units	22 Total Units
25-SP-10 (Midtown Plaza Development) – 1299 S. Tamiami Trail Utilizing Section VI-503(l)(5)	28 Attainable Units at 120% AMI or Less	84 Market Rate Units	112 Total Units
25-ASP-09 (Adagio) – 1360 Ringling Blvd Utilizing Florida's Live Local Act and The Attainable Housing Density Bonus	76 Attainable Units Need AMI information	113 Market Rate Units	189 Total Units
25-ASP-12 (Zenith Redevelopment) – 1390 Main Street & 40 S. Pineapple Ave. Utilizing Downtown Attainable Housing Density Bonus per Section VI-1005(b)(3)	7 Attainable Units 2 at 80% of AMI or less 2 at 100% of AMI or less 3 at 120% of AMI or less	89 Market Rate Units	96 Total Units
Total	188 Attainable units	691 Market Rate Units	879 Total units

Amendment to Previously Approved Site Plan:

	Project Name and Description:	Project Status:	Case Planner:
1.	Circle K (23-AA-06) 1200 University Parkway:	<ul style="list-style-type: none"> Under completeness review, 30-day period ends 5/12/23. Deemed incomplete 6/20/23, response due no later than 7/21/23. Awaiting revised survey. Being withdrawn. 	Rebecca Webster, AICP Acting Chief Planner 941-263-6489 Rebecca.Webster@Sarasotafl.gov

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		<ul style="list-style-type: none"> 30-day notice of denial letter sent on 11/17/23. <p>Next Step: Waiting for response from applicant. Application on hold per City Attorney's office.</p>	
2.	<p>26-AA-04 (1703 Main Street): Application requesting a Minor Amendment to an Approved Site Plan for the Main Street Mixed-Use project located at 1703 Main Street. The Applicant is proposing changes to reconfigure the proposed floor plans for a 0.21 decrease in F.A.R., reduce the number of dwelling units from 35 to 27 units, increase non-residential square footage by 29,617sq.ft., decrease residential square footage by 25,819sq.ft., decrease total building square footage by 1.36% from 278,447sq.ft. to 274,649sq.ft., and increase the number of hotel rooms from 120 to 160 rooms. The site is in the Downtown Core (DTC) zone district with a Future Land Use classification of Downtown Core. There are no other proposed changes.</p>	<ul style="list-style-type: none"> Application received 12/31/25, under completeness review. Deemed complete 1/8/26. <p>Next Step: Complete technical review.</p>	<p>Devynn Glanz Planner</p> <p>941-263-6308 Devynn.Glanz@Sarasotafl.gov</p>

Administrative Site Plan:

3.	<p>D&R Automotive (23-ASP-08) 901 & 802 Mango Avenue: Application seeking Administrative Site Plan approval to construct a ±8,494 square foot automotive service shop with associated stormwater facilities,</p>	<ul style="list-style-type: none"> Under completeness review, 30-day period ends 7/27/23. Deemed incomplete 7/14/23, response due no later than 8/14/23. Response received 8/31/23. 	<p>Alison Christie General Manager</p> <p>941-263-6516 Alison.Christie@Sarasotafl.gov</p>
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	<p>parking, and utilities. The development is proposed on two parcels, 802 and 901 Mange Ave. totaling ±1.43 acres. A portion of unimproved Mango Avenue runs through the site, between the two parcels. The subject site is located in the Industrial Light Warehousing (ILW) zone district with a Future Land Use (FLU) classification of Urban Edge. It is also located in the Limelight District (Business). Vehicular access is proposed via Apricot Avenue. There is no residential use proposed with this project.</p>	<ul style="list-style-type: none"> Deemed complete 9/5/23, scheduled for 10/4/23 DRC meeting. Resubmittal required. Resubmittal received 12/14/23. Scheduled for DRC 1/17/24. Partial sign-off achieved. Response to Technical Comments received 2/1/24. Response to comments received 12/4/24. Final plans requested 6/9/25. Approval letter drafted. Emailed applicant for final plans 8/5/25. Emailed applicant for follow up on 10/17/25. Final plans received 12/17/25. Comments sent 1/13/26. Response to technical comments received 1/16/26. <p>Next Step: Review response to comments.</p>	
4.	<p>711 & 717 N. Orange Avenue (24-ASP-10) 711 & 719 N. Orange Avenue, 1591 7th Street: An application requesting Administrative Site Plan Approval to construct 19 multifamily units and 2,444-square feet of commercial uses within a six (6)-story building on the ±0.36-acre subject property. The site is located on the northwest corner of North Orange Avenue and 7th Street. It is within the Downtown Edge (DTE) zone district, has a Future Land Use classification of Urban Edge, and is located within the Rosemary</p>	<ul style="list-style-type: none"> Application received 3/29/24. Under completeness review, 30-day period ends 4/6/24. Deemed incomplete 4/5/24, response do no later than 5/4/24. Response to comments received 4/19/24. Deemed complete 6/18/24, DRC 7/17/24. Technical comments sent 7/16/24. Resubmittal required. Resubmittal received 9/20/24. DRC 10/16/24. Moved to the 11/6/24 DRC meeting. Revised form A received 10/24/24. Technical comments sent 11/7/24. 	<p>Rebecca Webster Acting Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>

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	<p>Residential Overlay District (RROD). North Orange Avenue is a Primary Street in this location. Vehicular access is proposed from 7th Street. This project does include attainable housing units. Previous associated applications include 23-PRE-05.</p>	<ul style="list-style-type: none"> . Resubmittal required. . Resubmittal received 4/28/25. DRC 5/21/25. . Technical comments sent 5/20/25. . Partial sign-off achieved. . Response to technical comments received 8/15/25. . Technical comments sent 8/28/25. . Response to technical comments received 9/22/25. . Full sign-off achieved 10/2/25 . Final plans requested 10/14/25. . Final plans received 10/16/25. . Affordable Housing agreement required prior to sending approval. <p>Next Step: Waiting on AHA.</p>	
5.	<p>25-ASP-07 (First Baptist Church) – 1661 Main Street: Application seeking Administrative Site Plan approval to allow for the expansion of First Baptist Church of Sarasota on the ±4.36-acre property located at 1661 Main Street. The property is comprised of six (6) parcels and is located within the Downtown Core zone district with a Future Land Use designation of Downtown Core. The expansion will consist of the demolition of a three-story vacant structure on the north side of the church, the interior renovation of the present Sanctuary building, construction of a three-story Welcome Center and five-story addition for</p>	<ul style="list-style-type: none"> . Application received 4/4/25. Under completeness review, 30-day period ends 5/4/25. . Deemed incomplete 4/11/25. Response due no later than 5/11/25. . Response to completeness comments received 4/28/25. . Deemed complete 4/29/25, DRC 5/21/25. . Technical comments sent 5/20/25. . Resubmittal required. . Resubmittal received 11/24/25. DRC 1/7/25. . Technical comments sent 1/2/26. . Partial sign-off achieved. <p>Next Step: Waiting on response to technical comments.</p>	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>

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	church accessory uses, and demolition of the one-story strip retail building abutting Main Street. The application intent to construct a new outdoor park with the renovation. Access will remain from Adelia Ave, 2nd Street, and Goodrich Ave.		
6.	25-ASP-08 (S. Palm Avenue Condos) – 777 S. Palm Avenue: Application requesting Administrative Site Plan approval to redevelop the approximately 1.09-acre site zoned Downtown Edge (DTE) with a Future Land Use designation of Urban Edge. Approximately 66 residential units and 17,946-square feet of retail are proposed in a seven (7)-story building utilizing the Downtown Attainable Housing Density Bonus found in Zoning Code Section VI-1005(b)(3) and the Transfer of Development Rights (TDR) outlined in Section VI-1005(g)(6) to allow additional height. Five (5) attainable units are proposed. Access is proposed from S. Palm Ave. and S. Orange Ave.	<ul style="list-style-type: none"> Application received 5/2/25. Under completeness review, 30-day period ends 6/1/25. Deemed complete 5/12/25. DRC 6/4/25. Technical comments sent 6/3/25. Resubmittal required. Response to technical comments received 7/11/25. DRC 8/6/25. Technical comments sent 8/1/25. Partial sign-off achieved. Response to technical comments received 12/17/25. Technical comments sent 12/22/26. Technical comments sent 1/22/26. <p>Next Step: Waiting on response to technical comments.</p>	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>
7.	25-ASP-10 (7th & Central Residential Development) – 650 Central: Application requesting Administrative Site Plan approval to redevelop a portion of an approximately 1.12-acre site zoned Downtown Edge (DTE) with a Future Land Use designation of Downtown Edge. Central Avenue is a	<ul style="list-style-type: none"> Application received 5/14/25. Under completeness review, 30-day period ends 6/13/25. Deemed incomplete 6/23/25. Response due no later than 6/23/25. Response to completeness comments received 5/29/25. Deemed complete 6/9/25. DRC 7/2/25. 	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>

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	<p>Primary Street in this location. A new building fronting 7th Street with 24 residential units, seven (7)-stories in height, is proposed with a new public park abutting Cohen Way. The existing building abutting Central Avenue is proposed to remain. The existing building abutting Cohen Way is proposed to be demolished. No attainable units are proposed. Vehicular access will remain from 7th Street.</p>	<ul style="list-style-type: none"> . Additional materials received 6/13/25. . Technical comments sent 7/1/25. Resubmittal required. . Resubmittal received 8/29/25. DRC 10/01/25. . Technical comments sent 9/29/25. . Resubmittal required. . Response to technical comments received 10/27/25. DRC 11/19/25. . Technical comments sent 11/18/25. Partial sign-off achieved. <p>Next Step: Waiting on response to technical comments.</p>	
8.	<p>25-ASP-12 (Zenith Redevelopment) – 1390 Main Street & 40 S. Pineapple Avenue: Application requesting Administrative Site Plan approval to redevelop an approximately ±1.18-acre site utilizing two parcels to provide a unified development with split-zoning. One parcel is currently zoned Downtown Bayfront (DTB) with a Future Land Use classification of Downtown Bayfront and the other parcel is currently zoned Downtown Core (DTC) with a Future Land Use classification of Downtown Core. The existing 12-story multitenant office building on the parcel zoned DTB and the existing 2-story office building on the parcel zoned DTC are proposed to be demolished and a new mixed-use development consisting of one building</p>	<ul style="list-style-type: none"> . Application received 7/18/25, under completeness review. . 30-day period ends 8/17/25. Deemed complete 7/23/25. DRC 8/20/25 . Technical comments sent 8/18/25. . Resubmittal required. . Resubmittal received 9/24/25. DRC 10/15/25. . Technical comments sent 10/13/25. . Partial sign-off achieved. <p>Next Step: Waiting on response to technical comments.</p>	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>941-263-6489 Rebecca.Webster@Sarasotafl.gov</p>

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	measuring 18 stories on the DTB parcel and 10 stories on the DTC parcel is proposed. Two vehicular access points from Mira Mar Court are proposed to remain. A total of 41,837 square feet of commercial and office uses, and 96 dwelling units are proposed. Of the 96 dwelling units, 89 units are proposed as market-rate units and 7 units are proposed as attainable units utilizing the Downtown Attainable Housing Density Bonus.		
9.	<p>26-ASP-05 (1776 Ringling Condominiums) – 1776 Ringling Blvd: Application requesting Administrative Site Plan approval to demolish one existing multi-story office building and one multi-family residential building to construct a 10-story condominium with 50-units on an approximately ±0.77-acre site that is zoned Downtown Core (DTC) with a Future Land Use designation of Downtown Core. Proposed building height is 146 feet and 8 inches. The project proposes a unified development of the two parcels located at 1776 Ringling Boulevard and 222 South Osprey across the existing public right-of-way of Osprey Court. A total of two attainable housing units are proposed utilizing the Downtown Attainable Housing Bonus in Zoning Code Section VI-1005(b)(3). The primary streets for the property are</p>	<ul style="list-style-type: none"> . Application received 11/10/25, under completeness review. 30-day period ends 12/10/25. . Deemed complete 11/12/25. DRC 12/17/25. . Technical comments sent 12/15/25. Resubmittal required. <p>Next Step: Waiting on resubmittal.</p>	<p>Devynn Glanz Planner</p> <p>Devynn.Glanz@Sarasotafl.gov 941-263-6308</p>

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	Ringling Boulevard and Osprey Avenue. Vehicular access is proposed from two access points, one ingress and one egress, along Osprey Avenue.		
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Planned Development:

10.	<p>1701 & 1715 N. Tamiami Trail Residences (22-SP-09, 22-ROA-01) – 1701 & 1715 N. Tamiami Trail: The applicant is requesting to amend a proffer made with a previously approved rezone (16-RE-02) at 1715 N. Tamiami Trail to allow for multifamily development. The applicant is proposing to develop a 22-unit apartment building at 1701 N. Tamiami Trail and a 36-unit apartment building at 1715 N. Tamiami Trail, for a total of 58 units. The site is located in the North Trail zone district and the project has been designed to comply with the North Trail Overlay District standards. The parcels have a Future Land Use classification of Community Commercial. Access is proposed from the internal entryway as part of The Strand project. No attainable housing is proposed.</p>	<ul style="list-style-type: none"> . Under completeness review, 30-day period ends 3/15/22. . Deemed incomplete 2/23/22. . Deemed complete 3/9/22, DRC 4/6/22. . Resubmittal required. Resubmittal received, DRC 5/18/22 Partial sign-off. PB TBD. . Comments received 3/16/23. Comments sent 3/30/23. . Email sent to CAC on 11/17/23 to draft a 30-day notice of denial letter. . Withdrawal letter sent on 12/6/23. Effective 12/29/23. . Response received from applicant requesting 30-day extension. . Response to comments received 2/13/24. . Comments sent requesting a full set of plans. . Technical comments sent 2/26/24. . Advised applicant a resubmittal is required by 9/13/24. . Response to comments received 11/22/24. . Technical comments sent 11/25/24 and 11/26/24. . Resubmittal received 3/25/25. Full sign-off achieved 3/27/25. . Scheduled for 5/14/25. 	<p>Alison Christie, AICP General Manager</p> <p>Alison.Christie@Sarasotafl.gov 941-263-6516</p>
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		<ul style="list-style-type: none"> . PB plan set received 4/4/25. . Additional plans requested 4/17/25. . Plans received 4/21/25. . PB recommended denial to CC, 3-1. . Scheduled for CC 7/21/25. . Denied by CC. . Denial letter drafted 7/28/25. Waiting on City Attorney for review. . Denial letter sent 8/19/25. . Application continuing with Fluedra. . FLUEDRA hearing 1/13/26. . 2nd hearing 1/27/26. <p>Next Step: Prep for FLUEDRA.</p>	
11.	<p>24-SP-10, 24-SUB-01 (The Sanctuary) – 4529 Old Bradenton: An application requesting Site Plan and Final Plat Approval to develop 13 single-family homes and associated infrastructure accessed by a new right-of-way on a 4.8-acre parcel. Access to the site is proposed from Old Bradenton Avenue. The parcel is currently occupied by one single-family home and located on the west side of Old Bradenton Road, between 46th and 44th Streets. The parcel has a Future Land Use Classification of Single Family (Very Low Density) and is zoned Residential Single Family 3 (RSF-3).</p>	<ul style="list-style-type: none"> . Application received 4/12/24, under completeness review. . Deemed incomplete 4/25/24, response due no later than 5/25/24. . Response to completeness comments received 5/10/24. . Deemed complete 5/21/24. . DRC 6/18/24. . Resubmittal required. . Resubmittal received, DRC 9/18/24. . Technical comments sent 9/17/24. . Partial sign-off achieved. . Response to technical comments received 10/2/24. . Response to comments received 10/24/24. . Response to comments received 11/25/24. . Tentatively scheduled for 1/8/25 PB meeting. 	<p>Tom Sacharski Planner</p> <p>941-263-6548 Tom.Sacharski@Sarasotafl.gov</p>

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		<ul style="list-style-type: none"> Full sign-off achieved 12/18/24. Tentatively scheduled for 3/12/25 PB meeting. Comments received 12/30/24. PB approved 4-1. Scheduled for 5/5/25 CC meeting. CC approved. Waiting on mylars to send approval letter. Emailed applicant on 8/21/25 for an update. Mylars received 9/15/25. Waiting on signatures. <p>Next Step: Send approval letter.</p>	
12.	<p>24-SP-11, 24-RE-0, 24-SUB-02, 25-ADS-10 (Habitat for Humanity AKA Rhodes & Aspinwall) – 351 North Rhodes Avenue: Application requesting a Site Plan, Rezone with a Site Plan, and Final Plat approval for a 17-unit single family attached townhome project on approximately 1.35 acres. Each townhome will be on its own platted lot of approximately 1,699 square feet. The subject property is located within the Office Regional District (ORD) and has a Future Land Use (FLU) classification of Urban Mixed Use. The applicant has proposed to Rezone the property to the Mixed Use 1 zone district, an implementing district of the Urban Mixed Use FLU. Access is proposed by a driveway for each unit from Rhodes</p>	<ul style="list-style-type: none"> Application received 4/30/24, under completeness review. 30-day period ends 5/30/24. Deemed incomplete 5/8/24, response due no later than 6/7/24. Response to comments received 7/2/24. Deemed incomplete 7/8/24. Response to comments received 7/23/24. Deemed complete 7/24/24. DRC 8/21/24. Technical comments sent 8/19/24. Resubmittal required. Resubmittal received 11/20/24, DRC 12/18/24. Technical comments sent 12/17/24. Partial sign-off achieved. Additional material received 12/19/24. 25-ADS-10 received 4/9/25, under completeness review. 	<p>Tom Sacharski Planner</p> <p><u>Tom.Sacharski@Sarasotafl.gov</u> 941-263-6548</p>

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	<p>Avenue. All units are proposed as attainable.</p> <p>25-ADS-10: The applicant is seeking a reduction to the 20-foot minimum frontage requirement for zoning lots to accommodate the zero-lot-line townhome development.</p>	<ul style="list-style-type: none"> Response to technical comments received 3/16/25. ADS deemed complete 4/17/25. ADS approval letter drafted. Technical comments sent 4/29/25. Response to technical comments received 5/29/25. ADS application approved 6/24/25. Approval letter sent 6/25/25. Full sign-off achieved 6/26/25. Tentatively scheduled for August 7, 2025 PB Meeting. PB set received 7/3/25. PB recommended approval, 5-0. CC date TBD. Scheduled for 9/15/25 CC meeting. CC approved on first reading. Consent 2 TBD. Consent 2 10/20/25. CC approved. <p>Next Step: Need ordinance and mylars before sending approval letter.</p>	
13.	<p>24-SP-17, 24-CU-03 (Lightshare FKA First Step) – 1451 10th Street: An application requesting Site Plan and Major Conditional Use Approval to construct a 15,259-square foot addition to accommodate new offices, expanded kitchen, and 64 treatment beds on the ±2.96-acre subject property. The site is located north of 10th Street, generally east of Central Avenue, west of North Orange Avenue. This addition will replace the 2,600 square feet of</p>	<ul style="list-style-type: none"> Application received 7/2/24, under completeness review. 30-day period ends 8/1/24. Deemed incomplete 7/12/24. Response due no later than 8/12/24. Response to comments received, application deemed complete 8/27/24. DRC 9/18/24. Technical comments sent 9/17/24. Resubmittal required. Resubmittal received 2/25/25. DRC 3/19/25. 	<p>Devynn Glanz Planner</p> <p>Devynn.Glanz@Sarasotafl.gov 941-263-6308</p>

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	modular buildings that currently exist on the site and are proposed to be removed. The subject site has a Future Land Use Classification of Urban Mixed Use and is within the Government (G) zone district. Vehicular access is proposed to remain as is from 10th Street.	<ul style="list-style-type: none"> Technical comments sent 3/18/25. Partial sign-off. Response to technical comments received 9/29/25. Technical comments sent 10/20/25. Response to technical comments received 10/29/25. Full sign-off achieved 11/6/25. PB 12/10/25. PB recommended approval, 5-0. <p>Next Step: Prep for CC, CC scheduled for 2/17/26.</p>	
14.	24-SP-19, 24-CU-04, 25-GZW-01 (Sarasota Youth Sailing) – 1717 Ken Thompson Parkway: An application requesting Site Plan and Major Conditional Use Approval to construct a new two-story, 4,230 square foot building for the Sarasota Youth Sailing Program (SYS) on a portion of the leased 6.2-acre property. The site is zoned Governmental (G) with a Future Land Use classification of Community Office/Institutional. Access is proposed to remain from Ken Thompson Pkwy.	<ul style="list-style-type: none"> Application received 8/27/24, under completeness review. 30-day period ends 9/6/24. Deemed incomplete 10/6/24. Deemed complete 2/14/25. DRC 3/19/25. Technical comments sent 3/18/25. Resubmittal required. Resubmittal received 4/14/25. DRC 5/7/25. Technical comments sent 5/6/25. Partial sign-off achieved. GZW received 8/28/25. Response to technical comments received 10/20/25. Full sign-off achieved 11/4/25. PB 12/10/25. PB set received 11/6/25. Continued to future PB meeting due to lease agreements. 	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>

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		Next Step: Prep for PB, date TBD.	
15.	25-ASP-01, 25-ADS-01 (The High Line) – 32 N. Osprey Ave: An application requesting Administrative Site Plan and Administrative Adjustment Approval to demolish two existing office buildings and to construct an 11-story mixed-use building with 142 multi-family dwelling units and 6,660 square feet of commercial space. The site is zoned and has a Future Land Use classification of Downtown Core (DTC). Access is proposed from 1st Street. Main Street and N. Osprey Avenue are primary streets in this location. A total of 16 attainable units are proposed.	<ul style="list-style-type: none"> . Application received 10/1/24, under completeness review. 30-day period ends 10/31/24. . Deemed incomplete 10/14/24, response due no later than 11/14/24. . Deemed complete 1/14/25, DRC 2/5/25. . Technical comments sent 2/4/25. . Resubmittal required. . Resubmittal received 4/14/25. DRC 5/21/25. . Technical comments sent 5/20/25. . Partial sign-off achieved. . Response to technical comments received 6/23/25. . Response to arborist comments received 7/7/25. . Technical comments sent 7/14/25. <p>Next Step: Waiting on response to technical comments.</p>	<p>Devynn Glanz Planner</p> <p>Devynn.Glanz@Sarasotafl.gov 941-263-6308</p>
16.	25-SP-01, 25-RE-01 (Plymouth Harbor New Building) – 700 John Ringling Blvd: An application requesting Site Plan and Rezone Approval to construct a 115-foot tall multi-family building with 153 independent living units, amenity areas, and support facilities. The site is currently zoned Medical Charitable Institutional (MCI) with a Future Land Use classification of Metropolitan / Regional #3. The applicant has proposed a Rezone to Residential	<ul style="list-style-type: none"> . Application received 10/1/24, under completeness review. 30-day period ends 10/31/24. . Deemed incomplete 10/14/24, response due no later than 11/14/24. . Response to completeness comments received 3/18/25. . Deemed complete 3/19/25. DRC 4/16/25. . Technical comments sent 4/15/25. Resubmittal required. . Resubmittal received 5/23/25. DRC 6/18/25. 	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>Rebecca.Webster@Sarasotafl.gov 941-263-6489</p>

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	Multiple Family 5 (RMF-5), an implementing zone district of the Future Land Use classification. Access is proposed to remain from John Ringling Blvd. No attainable units are proposed.	<ul style="list-style-type: none"> Technical comments sent 6/17/25. Partial sign-off achieved at the 6/18/25 DRC meeting. Response to technical comments received 10/13/25. Technical comments sent 11/25/25. Response to technical comments received 1/2/26. Full sign off achieved 1/2/26. <p>Next Step: Prep for 2/11/26 PB meeting.</p>	
17.	25-SP-02, 25-RE-02, 25-CU-01 (McBean Boys & Girls Club Redevelopment) – 1790 21st Street: Application requesting a Site Plan, Rezone and Major Conditional Use Approval to construct a new 21,760 square feet multi-purpose building. A future building of approximately 6,000 square feet is proposed for the southeast corner of the property. A multi-purpose athletic field adjacent to the new building is proposed along with a future planned field that will also be developed in the southeast corner of the property. The Applicant is requesting approval of a Major Conditional Use and Site Plan for the property zoned Government (G) located at 1900 N. Osprey Ave from Residential Multifamily 2 (RMF-2) to Government (G). Access is proposed to remain from N Osprey Ave. The Future Land Use is Multiple Family (Medium	<ul style="list-style-type: none"> Application received 10/1/24, under completeness review. 30-day period ends 10/31/24. Deemed incomplete 10/17/24, response due no later than 11/14/24. Response to completeness comments received 3/13/25. Deemed complete 3/13/25. DRC 4/16/25. Technical comments sent 4/15/25. Resubmittal required. Resubmittal received 5/12/25, DRC 6/4/25. Technical comments sent 6/4/25. Partial sign-off achieved. Response to technical comments received 10/7/25. Full signoff achieved 10/22/25. Tentatively scheduled for 12/10/25 PB. PB recommended approval to CC, 5-0. CC approved, 5-0. Consent 2, 2/17/26. <p>Next Step: Prep for CC.</p>	<p>Camden Jenkins Planner</p> <p>Camden.Jenkins@Sarasotafl.gov 941-263-6208</p>

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	Density) for both subject parcels. No attainable housing is proposed for this project.		
18.	<p>25-ASP-03, 25-APP-03, 25-ENC-01 (Saravella) – 430 N. Tamiami Trail: An application requesting Administrative Site Plan, Planning Board Adjustment, and Major Encroachment Agreement Approval to demolish eight existing buildings and to construct an 18-story mixed-use building with a portion at 11-stories in height, totaling 271 282 multi-family dwelling units and 11,402 ±11,384 square feet of commercial space. Five of the parcels are zoned and have a Future Land Use classification (FLU) of Downtown Bayfront (DTB). Four of the parcels are zoned and have a FLU of Downtown Core (DTC). Access is proposed from 5th Street. N. Tamiami Trail, 4th Street, and 5th Street are primary streets in this location. A total of 30 40 attainable units are proposed. 24-SV-07 is an associated application for the vacation of a portion of the existing alley.</p>	<ul style="list-style-type: none"> . Application received 10/1/24, under completeness review. 30-day period ends 10/31/24. . Deemed incomplete 10/15/24, response due no later than 11/14/24. . Response to completeness comments received 11/8/24. . Deemed complete 11/12/24, DRC 12/18/24. . Technical comments sent 12/16/24. . Resubmittal required. . Resubmittal received 1/27/25. . DRC 2/19/25. . Technical comments sent 2/18/25. . Resubmittal required. . Resubmittal received 6/23/25. . DRC 7/16/25. . Technical comments sent 7/15/25. . Partial sign-off achieved. <p>Next Step: Waiting on response to technical comments.</p>	<p>Rebecca Webster, AICP Acting Chief Planner</p> <p>Rebecca.Wesbter@Sarasotafl.gov 941-263-6489</p>
19.	<p>25-ASP-04, 25-ADP-05, 25-ADS-03 (Tempo Hotel) – 1524 Fruitville Road: Application requesting Administrative Site Plan, Administrative Adjustment, and Planning Board Adjustment approval to replace the existing 9,919 square feet of retail space with a 10-story hotel building with 125 hotel</p>	<ul style="list-style-type: none"> . Application received 10/15/24, under completeness review. 30-day period ends 11/14/24. . Deemed incomplete 11/1/24. Response due no later than 12/2/24. . Deemed complete 11/12/24, DRC 12/4/24. 	<p>Devynn Glanz Planner</p> <p>Devynn.Glanz@Sarasotafl.gov 941-263-6308</p>

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	rooms and an amenity floor. Two Administrative Adjustments are requested to reduce the required depth of habitable space from 20 feet to 16.4 feet, an 18 percent adjustment, and to reduce the required recess from 12 feet to nine feet, a 25 percent adjustment. One Planning Board Adjustment is requested to allow parking in the second layer as the depth of the property is less than 135 feet. The site is zoned and has a Future Land Use classification of Downtown Core. Access is proposed from the rear alley. Fruitville Road is a primary street in this location.	<ul style="list-style-type: none"> Technical comments sent 12/3/24, resubmittal required. Resubmittal received 8/25/25, DRC 9/17/25. Technical comments sent 9/12/25. Partial sign off achieved. <p>Next Step: Waiting on response to technical comments.</p>	
20.	25-ASP-05, 25-ADS-04 (Ringling Blvd Redevelopment) – 2101 Ringling Boulevard: Application requesting Administrative Site Plan and Administrative Adjustment approval to replace the existing drive through, quick-service restaurant with a 6-story mixed-use building. The building will include a 3,100 square-foot restaurant and 800 square-foot retail space on the ground floor. The upper floors will include 22 residential units, of which two units will be attainable in accordance with the downtown attainable housing density bonus provisions. The applicant has requested an Administrative Adjustment to reduce the parallel façade from 90 percent to	<ul style="list-style-type: none"> Application received 11/8/24, under completeness review. 30-day period ends 12/8/24. Deemed incomplete 11/20/24, response due no later than 12/19/24. Response to completeness comments received 1/29/25. Deemed complete 1/31/25. DRC 3/5/25. Technical comments sent 3/3/25. Resubmittal required. Resubmittal received 3/14/25. DRC 4/16/25. Technical comments sent 4/15/25. Partial sign-off achieved at the 4/15/25 DRC meeting. Response to comments received 6/9/25. Technical comments sent 6/18/25. 	<p>Tom Sacharski Planner</p> <p>941-263-6548</p>

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	78 percent, and to reduce the habitable space coverage from 100 percent to 78 percent. The site is zoned and has a Future Land Use classification of Downtown Core (DTC). Access is proposed from the abutting alley and from the abutting site to the east. Ringling Boulevard is a primary street in this location.	Next Step: Waiting on response to comments.	
21.	25-ASP-09, 25-ADS-14 (Adagio) – 1360 Ringling Boulevard: Application for Administrative Site Plan approval for development of a residential multifamily building located at 1360 Ringling Blvd., 202 S. Palm Ave., and 330 S. Pineapple Ave. The proposed development includes an 18-story building with 113 market-rate condominium units and 76 attainable units utilizing Florida’s Live Local Act as well as +/- 31,933 square feet of commercial space. The site is located within the Downtown Core (DTC) zone district with a Future Land Use designation of Downtown Core. Access is proposed from S. Palm Ave.	<ul style="list-style-type: none"> . Application received 5/2/25. Under completeness review, 30-day period ends 6/1/25. . Deemed incomplete 5/13/25. Response to comments due no later than 6/13/25. . Response to comments received 6/9/25. . Deemed complete 6/10/25. DRC 7/2/25. . Technical comments sent 7/1/25. Resubmittal required. . Response to arborist comments received 7/9/25. . Resubmittal received 8/11/25. DRC 9/3/25. . Technical comments sent 8/29/25. . Resubmittal required. . Resubmittal received 9/8/25. DRC 10/1/25. . ADS received 9/8/25, under completeness review. 30-day period ends 10/8/25. . Technical comments sent 9/29/25. . Resubmittal required. . ADS deemed complete 10/16/25. . Resubmittal received 10/13/25. DRC 11/5/25. 	<p>Rebecca Webster, AICP Acting Development Review Chief Planner</p> <p>Rebecca.Webster@Sarasotafl.gov 941-263-6489</p>

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		<ul style="list-style-type: none"> Per applicant's request, postponed to future DRC meeting. Date TBD. <p>Next Step: Awaiting additional materials from applicant. Complete technical review for ADS.</p>	
22.	<p>25-SP-15, 25-CU-03 (South Shore Community Church) – 1899 S. Tuttle Avenue: Application requesting Site Plan and Major Conditional Use approval to expand the existing South Shore Community Church located at 1899 S. Tuttle Ave. The Property is ±2.89-acres and is located in the RMF-1 zone district with a Future Land Use designation of Multiple Family (Moderate Density). The proposed 4,750 sq. ft. expansion includes a two-story building with a community space/auditorium, additional office and conference space, and an outdoor pavilion on the south side of the Property. There are an additional 41 parking spaces proposed with the expansion. Vehicular access will remain from Arlington St. and Hillview St.</p>	<ul style="list-style-type: none"> Application received 6/13/25, under completeness review. 30-day period ends 7/3/25. Comments sent to applicant 6/19/25, regarding application type. Corrections made 6/24/25. Deemed complete, DRC 7/16/25. Technical comments sent 7/14/25. Resubmittal required. Resubmittal received 11/4/25. DRC 12/3/25. Technical comments sent 12/1/25. Partial sign-off achieved. Response to Traffic comments received 12/19/25. Full response to technical comments received 12/23/25. <p>Next Step: Complete technical review.</p>	<p>Devynn Glanz Planner</p> <p>Devynn.Glanz@Sarasotafl.gov 941-263-6308</p>
23.	<p>26-SP-03, 26-MCU-01 (Southwest Recycling & Transfer) – 3100 North Washington Boulevard: Application requesting a Site Plan with Minor Conditional Use approval for property located at 3100 N. Washington Blvd. to demolish two existing buildings on an approximately ±4.52-acre site and</p>	<ul style="list-style-type: none"> Application received 10/3/25, under completeness review. 30-day period ends 11/2/25. Deemed incomplete 10/10/25, response due no later than 11/10/25. Deemed complete 10/10/25, DRC 11/5/25. DRC postponed. 	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>

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	<p>redevelop the property with three new buildings containing 49,500 square-feet of industrial/warehouse space, 2,400 square-feet of office space, and 8,000 square-feet of office and storage space. Vehicular access is proposed to remain from North Washington Boulevard (301).</p>	<ul style="list-style-type: none"> . DRC scheduled 1/7/25. . Technical comments sent 1/6/26. Resubmittal required. <p>Next Step: Waiting on resubmittal.</p>	
24.	<p>26-ASP-03, 26-ADS-01 (333 Cocoanut) – 1274, 1282, 1290, 4th Street: Application requesting Administrative Site Plan approval to redevelop an approximately 0.36-acre site zoned Downtown Core (DTC) with a Future Land Use designation of Downtown Core. 4th Street and Cocoanut Avenue are Primary Streets in this location. A new building fronting 4th Street and Cocoanut Avenue with 18 residential units, eleven (11)-stories in height, is proposed. No attainable units are proposed. Vehicular access will be from the southern alley. Additionally, two Administrative Adjustments are requested: an 18-percent reduction of parallel frontage along the primary street and a 25-percent increase to a projection into a required recess.</p>	<ul style="list-style-type: none"> . Application received 10/3/25, under completeness review. . 30-day period ends 11/2/25. . Deemed complete 10/10/25. . DRC 11/5/25 . Technical comments sent 11/4/25. Resubmittal required. . Resubmittal received 11/20/25, DRC 12/17/25. . Technical comments sent 12/16/25. Partial sign off achieved. <p>Next Step: Waiting on response to technical comments.</p>	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>
25.	<p>26-ASP-04, 26-ADS-03 (The Mira Mar) – 65 S. Palm Avenue: Application requesting Administrative Site Plan approval to rehabilitate two existing historic buildings on an approximately ±1.42-acre site that is split zoned</p>	<ul style="list-style-type: none"> . Application received 10/3/25, under completeness review. 30-day period ends 11/2/25. . Deemed complete 10/8/25, DRC 11/5/25. . Technical comments sent 11/4/25. Resubmittal required. 	<p>Rebecca Webster, AICP Acting Development Review Chief Planner</p> <p><u>Rebecca.Webster@Sarasotafl.gov</u> 941-263-6489</p>

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	<p>Downtown Core (DTC) and Downtown Bayfront (DTB) with a split Future Land Use designation of Downtown Core and Downtown Bayfront. The project proposes a mixed-use development that includes the rehabilitation of the two historic buildings, four levels of parking, 38,000 square-feet of commercial space, and two 18-story residential towers totaling 70 residential units. Palm Avenue is a Primary Street in this location. No attainable units are proposed. Vehicular access is proposed from Mira Mar Court.</p>	<ul style="list-style-type: none"> Resubmittal received 12/9/25, DRC 1/7/26. 26-ADS-03 received 12/9/25, under completeness review. Technical comments sent 1/2/26. Partial sign off achieved. <p>Next Step: Waiting on response to technical comments.</p>	
26.	<p>26-ASP-06, 26-MCU-02 (1000 North Sarasota Members Club) – 520 N. Tamiami Trail: Application requesting Administrative Site Plan and Minor Conditional Use approval to allow an approximately ±13,025 square-foot private club on the first floor and mezzanine of the existing building located at 520 North Tamiami Trail. A private club requires a Minor Conditional Use in the Downtown zone districts per Zoning Code Table VI-1001. All Conditional Uses require a Site Plan per Zoning Code Section IV-902. The private club will include a fine dining restaurant, private dining room, wine lockers, and a lounge area. No exterior modifications to the building are proposed.</p>	<ul style="list-style-type: none"> Application received 11/10/25, under completeness review. 30-day period ends 12/10/25. Deemed complete 11/10/25. DRC 12/17/25. Technical comments sent 12/16/25. Partial sign off achieved. <p>Next Step: Waiting on response to technical comments.</p>	<p>Camden Jenkins Planner</p> <p>941-263-6208 Camden.Jenkins@Sarasotafl.gov</p>

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27.	26-ASP-07, 26-ROA-02, 26-ADP-02, 26-ADS-04 (Lime Avenue) – 414 N. Lime Ave: Application requesting Administrative Site Plan, Rezone Ordinance Amendment, Administrative Adjustment, and Planning Board Adjustment approval to develop an approximately ±1.91-acre site zoned Downtown Edge (DTE) with a Future Land Use designation of Urban Edge. The Applicant is proposing 41 single family attached residential units with a requested reduction of the minimum lot size from 1,800 square feet to 1,350 square feet. The applicant is also requesting an adjustment of the habitable space requirement for the corner lot, to locate parking in the second layer of the parking garage, and to waive the private yard requirement. No attainable units are proposed. Vehicular access is proposed from Aspinwall Street and North Shade Avenue. North Lime Avenue and Aspinwall are designated as Primary Streets.	<ul style="list-style-type: none"> Application received 12/12/25, under completeness review. 30-day period ends 1/10/26. Deemed complete 12/19/25, DRC 1/21/26. Technical comments sent 1/19/26. Resubmittal required. <p>Next Step: Waiting on resubmittal.</p>	Devynn Glanz Planner Devynn.Glanz@Sarasotafl.gov 941-263-6308
28.	26-ASP-08, 26-ADS-05 (Gillespie Live Works) – 575 N Washington: Need description	<ul style="list-style-type: none"> Application received 1/14/26, under completeness review. 30-day period ends 2/13/26. Deemed incomplete 1/21/26. Response to completeness comments due no later than 2/20/26. Response to completeness comments received 1/26/26. 	Rebecca Webster, AICP Acting Chief Planner 941-263-6489 Rebecca.Webster@Sarasotafl.gov

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		<ul style="list-style-type: none"> Emailed applicant to advise of missing materials. <p>Next Step: Awaiting full response to completeness comments.</p>	
29.	26-SP-07, 26-CU-01, 26-MCU-03 (North Trail 7-Eleven) – 3535 N. Tamiami Trail: Need description	<ul style="list-style-type: none"> Application received 1/28/26, under completeness review/ 30-day period ends 2/27/26. Deemed incomplete 1/29/26, response due no later than 2/6/26. <p>Next Step: Waiting on response to completeness comments.</p>	Rebecca Webster, AICP Acting Chief Planner 941-263-6489 Rebecca.Webster@Sarasotafl.gov

Site Plan:

30.	25-SP-10 (Midtown Plaza Development) – 1299 S. Tamiami Trail: Application requesting Site Plan approval to redevelop approximately 3.52 acres of the 7.51-acre site zoned Commercial General District (CGD) with a Future Land Use designation of Urban Mixed Use. The redevelopment will replace approximately 45,860 square feet of commercial space with a 145-room hotel, 112-unit apartment building, 5,800 square feet of retail, and a parking structure. The hotel and apartment building are utilizing the CGD height bonus in Section VI-503(I)(4) to allow each building to be up to 65 feet in height. The apartment building is utilizing the CGD residential intensity bonus, by providing 25	<ul style="list-style-type: none"> Application received 2/28/25, under completeness review. 30-day period ends 3/30/25. Deemed incomplete 3/10/25. Response to completeness comments received 5/7/25. Deemed complete 5/15/25. DRC 6/18/25. Technical comments sent 6/17/25. Resubmittal required. Resubmittal received 9/24/25. DRC 10/15/25. Technical comments sent 10/13/25. Resubmittal required. Resubmittal received 12/23/25. DRC 1/21/26. Technical comments sent 1/16/26. Partial sign off achieved. 	Rebecca Webster, AICP Acting Chief Planner 941-263-6489 Rebecca.Webster@Sarasotafl.gov
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	percent of the residential units as attainable to households having incomes at or below 120 percent of the Area Median Income (AMI). Vehicular access will remain from Prospect Street, S. Tamiami Trail, and Bahia Vista Street.	Next Step: Waiting on response to technical comments.	
31.	25-SP-12 (Stone Tile Gallery) – 1500 N. Washington Dr.: Application seeking Site Plan approval to construct a 30,246 square-foot Showroom Warehouse building with associated parking on the property located at 1500 N. Washington Blvd. The site has a zoning designation of Industrial General District with a Future Land Use designation of Production Intensive Commercial. Access is proposed from 15th & 16th Street.	<ul style="list-style-type: none"> . Application received 4/4/25. Under completeness review. 30-day period ends 5/4/25. . Deemed incomplete 4/11/25, response due no later than 5/12/25. . Response to completeness comments received 6/2/25. Advised applicant of missing documents. . Applicant submitted Traffic Analysis application 9/20/25. . Waiting on deminimis letter or traffic study. . Response to completeness comments received 10/28/25. . Deemed complete 10/29/25, DRC 11/19/25. . Technical comments sent 11/17/25. Resubmittal required. Next Step: Waiting on resubmittal.	Devynn Glanz Planner Devynn.Glanz@Sarasotafl.gov 941-263-6308
32.	25-SP-13 – 1312 N. Tamiami Trail: Application requesting Site Plan approval to redevelop the ±0.40-acre site, demolishing the existing building and associated infrastructure to construct an 11,040 square-foot mixed-use building with structured parking, general office space, and 8 residential	<ul style="list-style-type: none"> . Application received 4/18/25, under completeness review. 30-day period ends 5/18/25. . Response to completeness comments received 4/29/25. . Waiting for Community Workshop to be held. 	Camden Jenkins Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

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	units. The site is zoned North Trail (NT) and is located within the North Trail Overlay District (NTOD). The property has a Future Land Use designation of Urban Mixed-Use. Access is proposed from 13 th Street. No attainable units are proposed with this project.	<ul style="list-style-type: none"> Response to completeness comments received 6/2/25. Deemed complete 6/16/25. DRC 7/16/25. Technical comments sent 7/14/25. Resubmittal required. Email sent to applicant requesting an update. <p>Next Step: Waiting on resubmittal.</p>	
33.	26-SP-01 (Kompose Hotel – SRQ) – 1106 Rental Car Road: Application requesting Site Plan approval to develop an approximately ±2.255-acre vacant lot with an existing zone district of Intensive Commercial District (ICD) and a Future Land Use designation Metropolitan Regional #1. A new 60-room, four-story hotel with accessory uses such as a business center, fitness center, and a 100-seat restaurant open to the public is proposed. Vehicular access is proposed from the right-of-way located east of the site between University Parkway and Rental Car Road.	<ul style="list-style-type: none"> Application received 10/3/25, under completeness review. 30-day period ends 11/2/25. Deemed incomplete 10/8/25, response to completeness comments due no later than 11/7/25. Response to completeness comments received 10/22/25. Deemed complete 10/28/25, DRC 11/19/25. Technical comments sent 11/17/25. Resubmittal required. Resubmittal received 1/23/26. DRC 2/18/26. <p>Next Step: Complete technical review.</p>	Devynn Glanz Planner 941-263-6308 Devynn.Glanz@Sarasotafl.gov
34.	26-SP-02 (Old Bradenton Rd) – University Park No address at this time: Application requesting Site Plan approval to develop an approximately ±2.33-acre site zoned Residential Multifamily 2 (RMF-2) with a Future Land Use designation of Urban Mixed-Use. 18 single-family residential units are proposed. No attainable units are	<ul style="list-style-type: none"> Application received 10/3/25, under completeness review. 30-day period ends 11/2/25. Deemed complete 10/9/25. DRC 11/5/25 Technical comments sent 11/3/25. Resubmittal required. <p>Next Step: Waiting on resubmittal.</p>	Devynn Glanz Planner 941-263-6308 Devynn.Glanz@Sarasotafl.gov

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	proposed. Vehicular access is proposed from Old Bradenton Road.		
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PREAPPLICATION:

35.	26-PRE-03 (Nancy's Village) – 4600 N. Tamiami Trail: A Pre-Application conference for the redevelopment of an approximately ±2.75-acre property located at 4600 N. Tamiami Trail. The subject property is currently split zoned North Trail (NT) to the west and Residential Single Family-3 (RSF-3) to the east and has a split Future Land Use classification of Urban Mixed-Use to the west and Single Family (Low Density) to the east. The Applicant is proposing to subdivide the eastern portion of the property into five 4-bedroom single family homes. Vehicular access is proposed from 46th Street.	<ul style="list-style-type: none"> Application received 12/22/25. DRC 1/21/26. Technical comments sent 1/19/26. Letter of Understanding sent 1/23/26. <p>Application complete.</p>	Devynn Glanz Planner 941-263-6308 Devynn.Glanz@Sarasotafl.gov
36.	26-PRE-04 (Lockwood Ridge) 1190 North Lockwood Ridge Road: A Pre-Application conference for the development of the approximately 1.34-acre vacant property located at 1190 North Lockwood Ridge Road. The subject property is zoned Residential Multiple Family 3 (RMF-3) with a designated Future Land Use classification of Multiple Family (Medium Density). The Applicant is proposing to construct two townhome buildings, with one building containing	<ul style="list-style-type: none"> Application received 1/6/26. DRC 2/4/26. <p>Next Step: Under review.</p>	Camden Jenkins Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov

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	five units and one building containing 12 units, respectively, totaling approximately ± 16,464 square feet. Vehicular access is proposed from North Lockwood Ridge Road and 12th Street.		
37.	<p>26-PRE-06 (Artscape) – 2309 N. Tamiami Trail: A Pre-Application conference for the redevelopment of an approximately ±0.48-acre property located at 2309 N. Tamiami Trail. The subject property is currently zoned North Trail (NT). The properties to the north and west are zoned NT, to the east is Office Regional District (ORD), and to the south are NT and Residential Single Family-3 (RSF-3). The subject property has a Future Land Use (FLU) classification of Urban Mixed-Use. The FLU to the north is Urban Mixed-Use, to the east is Community Office/Institutional, to the south is Urban Mixed-Use and Single Family (Low Density), and to the west is Single Family (Low Density). The Applicant is proposing a total of 75 multifamily residential units with 43 studio units, 12 studio units with dens, 16 one-bedroom units, and 4 one-bedroom units with dens by utilizing the Live Local Act. 65 parking spaces are proposed with an existing bus station on the southeast portion of the property along US-41.</p>	<p>. Application received 1/9/26, DRC 2/4/26.</p> <p>Next Step: Under review.</p>	<p>Devynn Glanz Planner</p> <p>941-263-6308 Devynn.Glanz@Sarasotafl.gov</p>

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	Vehicular access is proposed from 23rd Street and 24th Street.		
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REZONE:

38.	25-REN-03 (Alderman Oaks) – 727 Hudson Avenue: Application requesting Rezone without a Site Plan approval to rezone the subject property from Residential Multiple Family (RMF-5) to Downtown Edge (DTE). The Future Land Use classification for the site is Urban Edge. No site development or redevelopment is proposed at this time.	<ul style="list-style-type: none"> Application received 1/31/25, under completeness review. 30-day period ends 3/2/25. Deemed complete 2/10/25. DRC 3/5/25. Technical comments sent 3/3/25. Partial sign-off achieved. Response to technical comments received 4/11/25. Response to comments received 4/28/25. Full sign-off achieved 5/9/25. PB Packet received 6/3/25. PB voted 2-2. Automatically continued to 8/7/25. PB recommended approval 4-1. CC date TBD. Scheduled for 9/15/25 CC meeting. Continued to future CC meeting, date TBD. First CC reading 3/2/26. <p>Next Step: Prep for CC.</p>	<p>Tom Sacharski Planner</p> <p>941-263-6548 Tom.Sacharski@Sarasotafl.gov</p>
39.	25-REN-04 (Marian Anderson) -2046 Dr. Martin Luther King Jr Way: Application requesting Rezone Without a Site Plan approval to rezone an approximately ±9.22-acre portion of the approximately ±13.19-acre site commonly known as Marian Anderson Place. The site is currently zoned Commercial Residential District (CRD)	<ul style="list-style-type: none"> Application received 7/9/25, under completeness review. 30-day period ends 8/8/25. Deemed incomplete 7/11/25. Response due no later than 7/18/25. Response to completeness comments received 7/16/25. Deemed complete 7/17/25. DRC 8/6/25. Technical comments sent 8/1/25. 	<p>Rebecca Webster Acting Development Review Chief Planner</p> <p>Rebecca.Webster@Sarasotafl.gov 941-263-6548</p>

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	with a Future Land Use designation of Community Commercial. The Applicant is proposing to rezone the subject area from CRD to Industrial General District (IGD) and is also proposing a concurrent amendment to the Future Land Use Map from Community Commercial to Production Intensive Commercial. The IGD zone district is an implementing zone district for the Production Intensive Commercial Future Land Use classification.	<ul style="list-style-type: none"> . Full sign-off achieved 8/7/25. . PB recommend approval to CC. . CC 11/3/25. . CC meeting TBD. <p>Next Step: Prep for CC.</p>	
40.	25-REN-05 (Modera) – 1750, 1716, 1770 N. Tamiami Trail & 1232 18th Street: Application requesting Rezone Without a Site Plan approval to rezone an approximately 3.28±-acre site currently zoned North Trail (NT) and Residential Multiple Family 4 (RMF-4) located within the North Trail Overlay District (NTOD) with a Future Land Use designation of Urban Mixed-Use to the Urban Mixed-Use 3 (North Trail Only) (MU-3) zone district. The MU-3 zone district is an implementing zone district for the Urban Mixed-Use Future Land Use. No site development or redevelopment is proposed at this time.	<ul style="list-style-type: none"> . Application received 9/12/25, under completeness review. 30-day period ends 10/12/25. . Deemed complete 9/15/25. . DRC 10/15/25. . Technical comments sent 10/13/25. Partial sign-off achieved. . Proffers received for Traffic. <p>Next Step: Proffers under review with Traffic.</p>	<p>Camden Jenkins Planner</p> <p>Camden.Jenkins@Sarasotafl.gov 941-263-6208</p>
41.	26-REN-01 (Ringling Blvd Rezone) – 2283 Ringling Blvd: Application requesting Rezone Without a Site Plan approval to rezone the ±3,913 square foot site. The site is currently zoned	<ul style="list-style-type: none"> . Application received 12/12/25, under completeness review. 30-day period ends 1/10/26. . Additional information received 1/6/26. . Deemed complete 1/1/26. DRC 2/4/26. 	<p>Camden Jenkins Planner</p> <p>Camden.Jenkins@Sarasotafl.gov 941-263-6208</p>

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	Commercial General (CG) with a Future Land Use designation of Urban Edge. The Applicant is proposing to rezone the subject area from CG to Downtown Edge (DTE), which is an implementing zone district for the Urban Edge Future Land Use designation.	Next Step: Complete technical review.	
42.	26-REN-02 (Mango Avenue) – 401 Mango Avenue: Need description.	<ul style="list-style-type: none"> Application received 1/28/26, under completeness review. Next Step: Review for completeness.	Camden Jenkins Planner Camden.Jenkins@Sarasotafl.gov 941-263-6208

SUBDIVISION:

43.	25-SUB-02 (701 Cohen Way Residences) – 1500 N. Washington: Application requesting Final Subdivision Plan approval to plat 6 single-family lots on the northwest quadrant of 7th Street and Cohen Way with associated tracts and easements. The Property is approximately 13,350 square feet. The Property is zoned Downtown Edge (DTE) and is located within the Rosemary Residential Overlay District.	<ul style="list-style-type: none"> Application received 4/4/25. Under completeness review. 30-day period ends 5/4/25. Deemed complete 4/10/25. DRC 5/7/25. Technical comments sent 5/6/25. Partial sign-off achieved. Response to technical comments received 7/11/25. Response to technical comments received 11/18/25. Technical comments sent 11/18/26. Next Step: Waiting on response to technical comments.	Rebecca Webster, AICP Acting Chief Planner 941-263-6489 Rebecca.Webster@Sarasotafl.gov
44.	26-SUB-01 (Sage Park Townhomes) – 930 N. Beneva Road: Need description.	<ul style="list-style-type: none"> Application received 1/28/26, under completeness review, 30-day period ends 2/27/26. Next Step: Review for completeness.	Devynn Glanz Planner 941-263-6308 Devynn.Glanz@Sarasotafl.gov

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VARIANCE:

45.	<p>26-VAR-01 (Kathwaty Residence) – 506 Jackson Dr.: Variance Petition No. 26-VAR-01. Henry J. Kahwaty and Mary K. Dooher, property owners, propose to reduce the northern and southern side yard setbacks, reduce the front yard setback, encroach on the northern and southern daylight planes, and exceed building coverage required by Zoning Code Sections VI-102(u)(2), VII-1201(a) and Table VI-203. Pursuant to Section VI-102(u)(2) and Table VI-203 of the Zoning Code, single family residences are required to have a minimum side yard setback of 8 feet with 20 feet combined, a front yard setback of 20 feet, a maximum building coverage of 35%, and shall not be of a height that encroaches on the daylight plane. Three variances to reduce setbacks are requested, including a reduction of the required side yard setback from an 8-foot setback to a 4-foot setback on the northern side, for a total variance of 4 feet, and a reduction of the required side yard setback from a 12-foot setback to a 9.8-foot setback on the southern side, for a total variance of 2.2 feet, and a reduction of the front yard setback from a 20-foot setback to a 12.68-foot setback, for a total variance of 7.32 feet. A fourth variance for an encroachment into the daylight plane</p>	<ul style="list-style-type: none"> . Application received 12/3/25. Under completeness review. . Tentatively scheduled for 1/28/25 BOA. . Deemed complete 12/9/25. . Emailed applicant 12/11/25 to request clarification. . Response from applicant received 12/13/25. . Awaiting additional materials from applicant. . Scheduled for 2/25/26 BOA meeting. <p>Next Step: Complete technical review.</p>	<p>Devynn Glanz Planner</p> <p>941-263-6308 Devynn.Glanz@Sarasotafl.gov</p>
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	on the northern side of the residence up to 3 feet and 10 and three-quarters inches in the horizontal dimension and 2 feet and 4 and one-half inches in the vertical dimension, and a fifth variance on the southern side of the residence up to 1 foot and 9 and five-eighth inches in the horizontal dimension and 6 feet and 5 and three-quarter inches in the vertical dimension. A sixth variance is proposed to exceed building coverage by 886 feet or 1.19%, for a total building coverage of 36.19%.		
46.	26-VAR-02 (1585 South Drive): Need description.	<ul style="list-style-type: none"> . Application received 12/23/25. Under completeness review. . Tentatively scheduled for 2/25/26 BOA. . Deemed compete 1/7/26. Next Step: Complete technical review.	Camden Jenkins Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov
47.	26-VAR-03 (2156 Orchid St.): Need description.	<ul style="list-style-type: none"> . Application received 12/31/26, under completeness review. Tentatively scheduled for 2/25/26 BOA. Next Step: Review for completeness.	Camden Jenkins Planner 941-263-6208 Camden.Jenkins@Sarasotafl.gov